



## Alma Close, Fazakerley, Liverpool, L10 4YS

### £140,000

Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached property situated at the very end of a cul de sac on the popular Field Lane estate. Occupying a good sized plot, the well presented accommodation briefly comprises; entrance hall, lounge and fitted dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a rear garden with fields to the rear and side and open plan front with long curved driveway. The property also benefits from gas central heating and uPVC double glazing. This property is ideal for a first time buyer of family. Viewing recommended.



### Entrance Hall

composite front door, built in cupboard, laminate flooring

### Living Room

15'9" x 15'7" (4.82m x 4.76m)

uPVC double glazed window to front aspect, two radiators, gas fire in feature surround, laminate flooring, stairs to first floor

### Dining Kitchen

14'3" x 8'2" (4.36m x 2.51m)

white fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed window and french doors to rear aspect

### First Floor

#### Landing

uPVC double glazed frosted window to side aspect, access to loft space

#### Bedroom 1

13'9" x 7'10" (4.20m x 2.41m )

uPVC double glazed window to front aspect, radiator, laminate flooring

#### Bedroom 2

10'0" x 7'10" (3.07m x 2.41m)

uPVC double glazed window to rear aspect, radiator, laminate flooring

#### Bedroom 3

6'0" x 5'8" (1.85m x 1.74m)

uPVC double glazed window to front aspect, radiator, laminate flooring, built in cupboard

### Family Bathroom

6'0" x 6'0" (1.85m x 1.84m)

panelled bath with electric shower over, wash hand basin in vanity cabinet, low level w.c., chrome heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

### Outside

#### Rear Garden

private rear garden with fields to one side and behind, lawn area with established planting and good sized patio with shed and gated access to front

#### Front Garden

long curved driveway leading to the front door and providing ample off road parking, dwarf perimeter wall with lawn and established planting

### Additional Information

Tenure : Leasehold

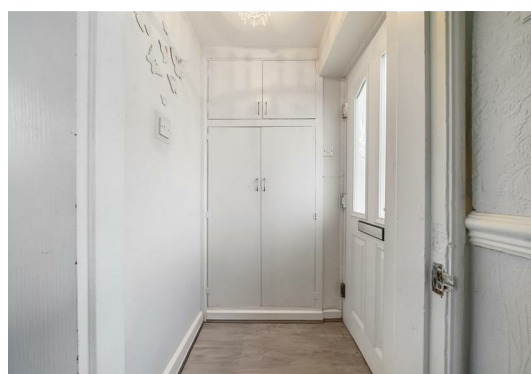
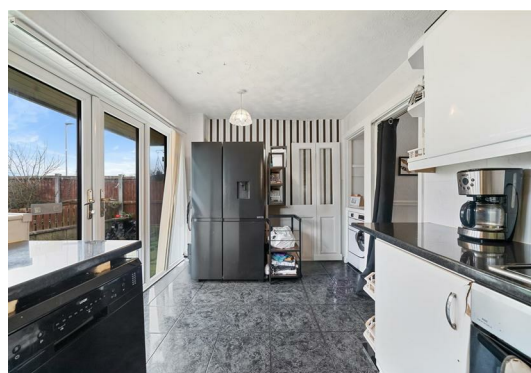
Council Tax Band : B

Local Authority : Knowsley

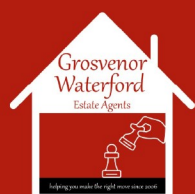
### Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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